

DELTA(%): 0

# UNITS	DESCR.	SIZE
16	1 BR/1BA	600 SQ. FT.
2	1 BR/1BA	735 SQ. FT.
2	1 BR/1BA	775 SQ. FT.
8	1 BR/1BA	770 SQ. FT.
24	1 BR/1BA	780 SQ. FT.
5	2 BR/1BA	840 SQ. FT.
16	2 BR/1BA	1000 SQ. FT.
8	2 BR/1BA	1340 SQ. FT.
2	3 BR/1BA	1475 SQ. FT.
83		8315

PROFORMA

	YEAR 1	YEAR 2
SCHEDULED GROSS INCOME	\$303420	\$327,693.60
LESS VACANCY LOSS (-)	\$15171	\$16,384.68
OTHER INCOME (+)	6000	6000
EFFECTIVE GROSS INCOME	\$294,249.00	\$317,308.92
LESS EXPENSES (-)	149400	159858
NET OPERATING INCOME	\$144,849.00	\$157,450.92

ASSUMPTIONS:

YEARLY RENT INCREASE (%)
YEARLY EXPENSE INC. (%)
VACANCY LOSS (%)
NUMBER OF UNITS
BASE EXPENSE PER UNIT
OTHER INCOME

Sheet1

TTL SIZE	MO RENT	RENT/sq. ft.	+DELTA	TOTAL RENT	TYPE
9600	\$270	\$0	\$270	\$4320	GARDEN
1470	\$275	\$0	\$275	\$550	GARDEN
1550	\$275	\$0	\$275	\$550	GARDEN
6160	\$285	\$0	\$285	\$2280	GARDEN
18720	\$295	\$0	\$295	\$7080	GARDEN
4200	\$315	\$0	\$315	\$1575	GARDEN
16000	\$325	\$0	\$325	\$5200	GARDEN
10720	\$370	\$0	\$370	\$2960	GARDEN
2950	\$385	\$0	\$385	\$770	GARDEN
71370	\$2795		\$2795	\$25285	

YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9
\$353,909.09	\$382,221.82	\$412,799.56	\$445,823.53	\$481,489.41	\$520,008.56	\$561,609.24
\$17,695.45	\$19,111.09	\$20,639.98	\$22,291.18	\$24,074.47	\$26,000.43	\$28,080.46
6000	6000	6000	6000	6000	6000	6000
\$342,213.63	\$369,110.72	\$398,159.58	\$429,532.35	\$463,414.94	\$500,008.13	\$539,528.78
171048	183021	195833	209541	224209	239904	256697
\$171,165.57	\$186,089.30	\$202,326.66	\$219,991.12	\$239,205.82	\$260,104.38	\$282,831.77

8
7
5
83
1800 (ESTIMATE)
6000

YEAR 10

\$606,537.98
\$30,326.90
6000

\$582,211.08
274666

\$307,545.28